



New Forest Drive | Middleton | LS10 4UA

£285,000

Four bedroom semi-detached | Council Tax Band C | EPC Rating B

Emsleys | estate agents

*****SPACIOUS FAMILY HOME. CLOSE TO AMENITIES. PARKING FOR TWO CARS.*****

Presenting an excellent opportunity to acquire a spacious semi-detached house set in a popular location with convenient access to public transport links, reputable nearby schools, and a variety of local amenities.

The home is well-presented and maintained in good condition throughout, offering comfortable and contemporary living spaces. Inside, there is a bright and welcoming reception room, perfect for relaxing and entertaining guests. The modern kitchen provides ample space for meal preparation and storage, ideal for both family life and hosting.

Comprising of four well-sized bedrooms, catering to the needs of growing families or those seeking additional space for a home office or guest room. The property includes two bathrooms, designed to a high standard and offering both practicality and style with a dressing area with fitted wardrobes to the master.

Notable features include gas central heating and PVCu double glazing, contributing to energy efficiency and year-round comfort. The exterior benefits from private parking for two cars, ensuring convenience for residents and visitors alike. A delightful enclosed garden space provides an ample area for al fresco dining, gardening enthusiasts, or children's play.

This charming home enjoys a prime location for commuters and families seeking excellent educational options, while an array of shopping and leisure facilities are within easy reach. Whether you're looking for your next family home or simply wish to upsize, this property is an outstanding choice.

Early viewing is highly recommended to appreciate all that this well-appointed semi-detached house has to offer.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
 t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents